068.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,080,300	/	1,080,300
USE VALUE:	1,080,300	/	1,080,300
ASSESSED:	1,080,300	/	1,080,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	150 SUMMER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	112 BOLTON RD
Street 2:	
Twn/City:	HARVARD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01451 Type:

PREVIOUS OWNER

Owner 1:	ONG CHIA-PING -
Owner 2:	-
Street 1:	150 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,246 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3036 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5246.000	711,300	5,300	363,700	1,080,300
Total Card	0.120	711,300	5,300	363,700	1,080,300
Total Parcel	0.120	711,300	5,300	363,700	1,080,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.83 | /Parcel: 355.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	43447
GIS Ref	
GIS Ref	
Insp Date	07/07/20

!5862!

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	406,700	5300	5,246.	363,700	775,700	775,700	Year End Roll	12/18/2019
2019	104	FV	316,100	5300	5,246.	363,700	685,100	685,100	Year End Roll	1/3/2019
2018	104	FV	290,100	5300	5,246.	244,200	539,600	539,600	Year End Roll	12/20/2017
2017	104	FV	272,400	5300	5,246.	233,800	511,500	511,500	Year End Roll	1/3/2017
2016	104	FV	272,400	5300	5,246.	213,100	490,800	490,800	Year End	1/4/2016
2015	104	FV	243,500	5300	5,246.	171,500	420,300	420,300	Year End Roll	12/11/2014
2014	104	FV	243,500	5300	5,246.	153,300	402,100	402,100	Year End Roll	12/16/2013
2013	104	FV	253,100	5300	5,246.	145,500	403,900	403,900		12/13/2012

PRINT

Date	Time
12/10/20	20:41:41

LAST REV

Date	Time
07/07/20	11:05:10
danam	
5862	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONG CHIA-PING,	70477-122		1/5/2018	Change>Sale	585,000	No	No		
	18949-197		3/1/1988		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	57	Heat App	17,000	C				
11/14/2019	1857	Dormers	50,000	O				
6/27/2019	968	Inter Fi	85,000	O				
6/27/2019	969	Renovate	105,000	O				
1/10/2019	42	Inter-De	30,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2020	Measured	DGM	D Mann
7/17/2019	Mail Update	JO	Jenny O
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/26/2009	Measured	189	PATRIOT
3/14/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5246		Sq. Ft.	Site		0	70.	0.99	11			Med. Tr	-10					363,749						363,700	

Total AC/HA:	0.12043	Total SF/SM:	5246	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	363,749	Spl Credit		Total:	363,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99584979
Const Adj.:	0.98990101
Adj $ / SQ:	167.585
Other Features:	142565
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718514
Depreciation:	7185
Depreciated Total:	711329

COMMENTS

NC=CHECK RENOVATIONS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	4	HB

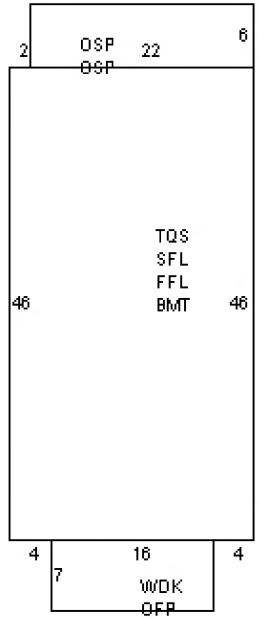
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.58
Special Features:	0	Val/Su Net:	153.69
Final Total:	711300	Val/Su SzAd	234.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	50.280	55,504
FFL	First Floor	1,104	167.580	185,014
SFL	Second Floor	1,104	167.580	185,014
TQS	3/4 Story	828	167.580	138,760
OSP	Screen Porch	264	24.770	6,540
OFP	Open Porch	112	30.920	3,463
WDK	Deck	112	14.780	1,655
	Net Sketched Area:	4,628	Total:	575,950
Size Ad	3036	Gross Are	4904	FinArea 3036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1930	20.95	T	40	104			5,300			5,300

More: N	Total Yard Items:	5,300	Total Special Featues:		Total: 5,300